

Attorney or Party Name, Address, Telephone & FAX Numbers, State Bar No. & Email Address Eric Bensamochan, Esq. THE BENSAMOCHAN LAW FIRM, INC. 2566 Overland Ave., Suite 650 Los Angeles, CA 90064 Email: eric@eblawfirm.us Phone: (818) 574-5740 Fax: (818) 961-0138 California State Bar Number: 255482 CA	FOR COURT USE ONLY
<input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Debtor-in-Possession	

**UNITED STATES BANKRUPTCY COURT  
CENTRAL DISTRICT OF CALIFORNIA - WOODLAND HILLS DIVISION**

In re:  Andrew Krayndler   Debtor(s).	CASE NO.: 1:25-bk-11871-MB  CHAPTER: 11  <p style="text-align: center;"><b>NOTICE OF SALE OF ESTATE PROPERTY</b></p>
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<b>Sale Date:</b> May 12, 2026	<b>Time:</b> 1:30 PM
<b>Location:</b> 21041 Burbank Blvd. Courtroom 303, Woodland Hills, CA 91367	

**Type of Sale:**  Public  Private **Last date to file objections** April 28, 2026

**Description of property to be sold:**  
 The estate's interest in the real property commonly known as 6103 Tyrone Avenue, Van Nuys, California 91401. APN: 2240-009-006 (the "Property")

**Terms and conditions of sale:**  
 The Property will be sold pursuant to 11 U.S.C. §§ 363(b) and (f) to Dmitriy Legov, or to the highest and best overbidder, for \$1,025,000.00, subject to higher and better offers. The sale is on an "as is, where is" basis, with all faults, free and clear of all liens, claims, and interests. The sale is subject to Bankruptcy Court approval and overbid procedures.

**Proposed sale price:** \$1,025,000.00

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*This form is mandatory. It has been approved for use in the United States Bankruptcy Court for the Central District of California.*

**Overbid procedure (if any):**

See Exhibit "1"

**If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:**

The Property is to be sold free and clear of all liens, claims, and interests. The hearing on the Motion to approve the sale is scheduled for April 28, 2026 at 1:30 PM at the United States Bankruptcy Court, Central District of California, 21041 Burbank Blvd. Courtroom 303, Woodland Hills, CA 91367.

**Contact person for potential bidders (include name, address, telephone, fax and/or email address):**

Eric Bensamochan, Esq.  
THE BENSAMOCHAN LAW FIRM, INC  
2566 Overland Ave., Suite 650  
Los Angeles, CA 90064  
Email: eric@eblawfirm.us  
Phone: (818) 574-5740

**Date:** April 9, 2026

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# **EXHIBIT "1"**

1 **PROPOSED OVERBID PROCEDURES**

2 **A. Overbid Procedures**

3 The Debtor proposes the following procedure to allow for overbids prior to the  
4 Court's approval of the sale of the Property to ensure that the Property is sold for the best  
5 possible price:

6 1. Qualifying bidders ("Qualifying Bidder") shall:

- 7 a. Bid at least \$1,025,000.00 in cash for the Property;
- 8 b. Set forth in writing the terms and conditions of the offer that are at least  
9 as favorable to the Debtor as those set forth in the Purchase Agreement  
10 attached as **Exhibit "C"**.
- 11 c. Be financially qualified, in the Debtor's exercise of his sound business  
12 judgment, to close the sale as set forth in the Purchase Agreement;
- 13 d. Submit an offer that does not contain any contingencies to closing the  
14 sale, including, but not limited to, financing, inspection, or repair  
15 contingencies;
- 16 e. Submit a cash deposit in the amount of \$5,000.00 ("Overbid Deposit")  
17 payable to Eric Bensamochan for the Bankruptcy Estate of Andrew  
18 Krayndler, in the form of a cashier's check, which Overbid Deposit shall be  
19 non-refundable if the bid is deemed to be the Successful Bid, as defined in  
20 paragraph 4 below. The Overbid Deposit, written offer, and evidence of  
21 financial qualification must be delivered to the Debtor's Counsel (at the  
22 address shown in the upper left-hand corner of the first page of this Motion)  
23 by no later than 4:00 p.m., Pacific Daylight Time, two business days before  
24 the hearing on this Motion ("Overbid Deadline"). In his absolute and sole  
25 discretion, the Debtor shall have the right to accept additional overbids  
26 submitted prior to the hearing but after the Overbid Deadline.

27 2. At the hearing on the Motion, only the Buyer and any party who is deemed a  
28 Qualifying Bidder shall be entitled to bid.

1           3. Any incremental bid in the bidding process shall be at least \$1,000.00 higher  
2 than the prior bid.

3           4. At the hearing on the Motion and upon conclusion of the bidding process, the  
4 Debtor shall decide, subject to Court approval, which of the bids is the best bid, and  
5 such bid shall be deemed to be the "Successful Bid." The bidder who is accepted by  
6 the Debtor as the successful bidder ("Successful Bidder") must pay all amounts  
7 reflected in the Successful Bid in cash at the closing of the sale. At the hearing on the  
8 Motion, and upon conclusion of the bidding process, the Debtor may also  
9 acknowledge a back-up bidder ("Back-Up Bidder") which shall be the bidder with the  
10 next best bid. Should the Successful Bidder fail to close escrow on the sale of the  
11 Property, the Debtor may sell the Property to the Back-Up Bidder without further  
12 Court order.

13           5. Overbids shall be all cash and no credit shall be given to the purchaser or  
14 overbidder(s).

15           6. Upon the conclusion of the auction, any Overbid Deposits, other than the  
16 deposits submitted by the Successful Bidder and the Back-Up Bidder, will be  
17 promptly returned. The deposit of the Back-Up Bidder will be returned promptly  
18 following the close of escrow for the sale of the Property to the Successful Bidder.  
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The Bensamochan Law Firm, Inc.  
2566 Overland Ave, Ste 650  
Los Angeles, CA 90064

### PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:  
2566 Overland Ave., Suite 650  
Los Angeles, CA 90064

A true and correct copy of the foregoing document entitled: NOTICE OF SALE OF ESTATE PROPERTY will be served or was served (a) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (b) in the manner stated below:

**1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):** Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (date) 04/09/2026, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

- United States Trustee (SV):** [ustpreion16.wh.ecf@usdoj.gov](mailto:ustpreion16.wh.ecf@usdoj.gov)
- Russell Clementson:** [russell.clementson@usdoj.gov](mailto:russell.clementson@usdoj.gov)
- Amitkumar Sharma:** [amit.sharma@aisinfo.com](mailto:amit.sharma@aisinfo.com)
- Asaph Abrams:** [ecfcacb@aldridgepite.com](mailto:ecfcacb@aldridgepite.com)
- Jennifer C Wong:** [bknotice@mccarthyholthus.com](mailto:bknotice@mccarthyholthus.com)
- Yevgeniya Lisitsa:** [gina@lisitsalaw.com](mailto:gina@lisitsalaw.com)
- Eric Bensamochan:** [eric@eblawfirm.us](mailto:eric@eblawfirm.us)
- Nichole Glowin:** [bankruptcy@zbslaw.com](mailto:bankruptcy@zbslaw.com)
- Kristin A. Zilberstein** [bankruptcy@zbslaw.com](mailto:bankruptcy@zbslaw.com)
- P Mroczynski** [randym@cookseylaw.com](mailto:randym@cookseylaw.com)
- Donald W Reid:** [don@donreidlaw.com](mailto:don@donreidlaw.com)

Randall

Service information continued on attached page

**2. SERVED BY UNITED STATES MAIL:**

On (date) 04/09/2026, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

**Hon. Martin R, Barash**  
**United States Bankruptcy Court**  
**Central District of California**  
**21041 Burbank Boulevard, Suite 342 / Courtroom 303**  
**Woodland Hills, CA 91367**

Service information continued on attached page

**3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL** (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (date) \_\_\_\_\_, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

April 9, 2026

Paulina Lara

/s/Paulina Lara

Date

Printed Name

Signature

*This form is mandatory. It has been approved for use in the United States Bankruptcy Court for the Central District of California.*

Label Matrix for local noticing  
0973-1

Case 1:25-bk-11871-MB

Central District of California  
San Fernando Valley  
Thu Apr 9 16:38:22 PDT 2026

BMW Financial Services NA, LLC  
c/o McCarthy & Holthus, LLP  
2763 Camino Del Rio South, Suite 100  
San Diego, CA 92108-3708

San Fernando Valley Division  
21041 Burbank Blvd,  
Woodland Hills, CA 91367-6606

Andrew Fox MD Inc  
4849 Van Nuys Blvd Ste 203  
Sherman Oaks, CA 91403-2122

Capital One  
Attn: Bankruptcy  
Po Box 30285  
Salt Lake City, UT 84130-0285

Daniel Rosen MD  
Attn: #25950W  
PO Box 14000  
Belfast, ME 04915-4033

FCI Lender Services, Inc.  
P.O. Box 27370  
Anaheim, CA 92809-0112

INTERNAL REVENUE SERVICE  
CENTRALIZED INSOLVENCY OPERATIONS  
PO BOX 7346  
PHILADELPHIA, PA 19101-7346

LNA Builders, Inc.  
6103 Tyrone Ave.  
Van Nuys, CA 91401-3425

Mazdisniam, CRNA, Clare  
Clare Mazdisnian Anes PCN  
PO Box 7001  
Tippecanoe, IN 46570

AIW Financial, c/o AIS Portfolio Services, L  
4515 N Santa Fe Ave. Dept. APS  
Oklahoma City, OK 73118-7901

Lanbor Investments, LLC + Angela Hitterer  
ZBS Law, LLP  
30 Corporate Park, Suite 450  
Irvine, CA 92606-3401

American Express National Bank  
c/o Becket and Lee LLP  
PO Box 3001  
Malvern PA 19355-0701

Better Night  
PO Box 71248  
Charlotte, NC 282721248

Capital One N.A.  
by AIS InfoSource LP as agent  
PO Box 71083  
Charlotte, NC 28272-1083

(p)DISCOVER FINANCIAL SERVICES LLC  
PO BOX 3025  
NEW ALBANY OH 43054-3025

FRANCHISE TAX BOARD  
BANKRUPTCY SECTION MS A340  
PO BOX 2952  
SACRAMENTO CA 95812-2952

Integrated Derm of Westlake  
Village  
PO Box 947392  
Atlanta, GA 30394-7392

Los Angeles County Treasure  
and Tax Collecctor  
PO Box 54110  
Los Angeles, CA 90054-0110

Newrez  
Attn: Bankruptcy  
P.O. Box 10826  
Greenville, SC 29603-0826

BMW Bank of North America, c/o AIS Portfolio  
4515 N Santa Fe Ave. Dept. APS  
Oklahoma City, OK 73118-7901

TD Bank, N.A. successor in interest to TD Au  
c/o Randall P. Mroczynski  
Cooksey, Toolen, Gage, Duffy & Woog  
535 Anton Boulevard, Suite 1000  
Costa Mesa, CA 92626-7664

Amex  
Correspondence/Bankruptcy  
Po Box 981535  
El Paso, TX 79998-1535

California TD Specialist  
8190 East Kaiser Blvd.  
Anaheim, CA 92808-2215

Cedars-Sinai  
File 1108  
1801 West Olympic Blvd  
Pasadena, CA 91199-0001

Employment Development Department  
Bankruptcy Group MIC 92E, PO BOX 826880  
Sacramento, CA 95814

Healthcare Debt Recovery  
Services  
Deam Anesthesia APMC  
13615 El Toro Rd Ste X373  
Lake Forest, CA 92630

LA DWP  
PO Box 30808  
Los Angeles, CA 90030-0808

MCLP Asset Company, Inc.  
c/o NewRez LLC d/b/a Shellpoint Mortgage  
P.O. Box 10826  
Greenville, SC 29603-0826

Nouriel Niamehr D.O.  
4849 Van Nuys Blvd Ste 203  
Sherman Oaks, CA 91403-2122

Oleg Atroshenko  
112 N Hamilton Dr, Apt 207  
Beverly Hills, CA 90211-2280

Prohealth Adv. Imaging Medical Group  
Main Document Page 8 of 8  
PO box 7328  
Orange, CA 92863-7328

TD Bank, N.A.  
P.O. Box 16041  
Lewiston, ME 04243-9523

Total Spine Institute  
4849 Van Nuys Blvd Ste 203  
Sherman Oaks, CA 91403-2122

UCLA Medical Group  
PO Box 748156  
Los Angeles, CA 90074-8156

US Securities & Exchange Commission  
444 S Flower St., # 900  
Los Angeles, CA 90071-2934

United States Trustee  
Woodland Hills Division  
915 Wilshire Blvd., # 1850  
Los Angeles, CA 90017-3560

United States Trustee (SV)  
915 Wilshire Blvd, Suite 1850  
Los Angeles, CA 90017-3560

Andrew Krayndler  
4621 Conchita Way  
Tarzana, CA 91356-4905

Eric Bensamochan  
The Bensamochan Law Firm, Inc.  
2566 Overland Ave, Ste 650  
Los Angeles, CA 90064-3371

Oleg Atroshenko  
c/o Real Property Trustee, Inc.  
PO Box 17064  
Beverly Hills, CA 90209-3064

The preferred mailing address (p) above has been substituted for the following entity/entities as so specified by said entity/entities in a Notice of Address filed pursuant to 11 U.S.C. 342(f) and Fed.R.Bank.P. 2002 (g) (4).

Discover Financial  
Attn: Bankruptcy  
Po Box 30943  
Salt Lake City, UT 84130

(d)Internal Revenue Services  
300 N Los Angeles St  
M/S 5022  
Los Angeles, CA 90012

The following recipients may be/have been bypassed for notice due to an undeliverable (u) or duplicate (d) address.

(u)Alexander Trevino

(u)Courtesy NEF

(u)Enrique Campos from Century 21 Masters

(u)INTERESTED PARTY

(u)NewRez LLC as servicer for MCLP Asset Comp

(u)The Bensamochan Law Firm Inc.

(d)BMW Bank of North America c/o AIS Portfoli  
4515 N. Santa Fe Ave. Dept. APS  
Oklahoma City, OK 73118-7901

End of Label Matrix  
Mailable recipients 40  
Bypassed recipients 7  
Total 47